



Office of the City Manager
City of Frisco, Texas

Memorandum

To: Honorable Mayor Maso and the Frisco City Council
Thru: George Purefoy, City Manager
From: Henry J. Hill, Deputy City Manager
CC: Richard Wilkinson, Assistant Superintendent for Facilities and Finance,
Frisco Independent School District
Rick Wieland, Parks and Recreation Director
Date: September 29, 2008
Re: Consider and Act upon an Interlocal Agreement and a Real Property Exchange Agreement with the Frisco Independent School District for the exchange of various City and FISD properties.

Action Requested: Consider and Act upon an Interlocal Agreement and a Real Property Exchange Agreement with the Frisco Independent School District for the exchange of various City and FISD properties. This exchange completes the coordination efforts of the City and FISD in obtaining and using a number of sites in the city for parks and school purposes.

Background Information: The City and the FISD have cooperated on the acquisition and use of numerous properties around the City for parks and school sites. It has been a regular practice for staff of each entity to cooperate in order to minimize the cost to the public for the acquisition of needed properties as the city grows.

Over the last year the City Manager's Office and the Superintendent of Schools Office have worked together to identify the parcels and coordinate the exchange.

The proposed agreement settles up the ultimate uses of 4 City properties and 5 FISD properties. In total, the City will convey to the FISD approximately 36.134 acres and the FISD will convey to the City approximately 40.183 acres. The exchange results in the city "owing" FISD for approximately 4.049 acres as follows:

City for FISD:

Roach Middle/Future High School Site	6.739 acres
RoachMiddle/Future High School Site	18.060 acres
Lonestar High School	1.335 acres

Sem Elementary		<u>10.000 acres</u>
	<i>Total</i>	<u>36.134 acres</u>

FISD for City:

Future Park Site	17.056 acres
Crescent Park	5.410 acres
Crescent Park (FS Site)	2.028 acres
Future Timberidge Park Site	6.319 acres
Future Newman Village Park Site	<u>9.370 acres</u>
	<i>Total</i>
	<u>40.183 acres</u>

Net owed to the FISD **4.049** acres

The agreement proposes that the City pay to the FISD the sum of \$263,185.00 for the acreage (at a set price of \$65,000 per acre as the average estimated value of the multiple properties in the exchange). The City's payment will come from Park Development Fees. The City will have one year to make payment for the properties.

Board Review/Citizen Input:

The Agreement will be considered by the School Board at a meeting in October.

Alternatives:

The Council may approve or deny this Agreement.

Financial Considerations:

Funding for the net acreage "owed" by the City to the FISD is \$263,185.00 will come from Park Development Fees. Uses made by other departments (for example Fire Station sites) will be reimbursed to the Park Development Fees.

Legal Review:

The City Attorney's Office prepared the Interlocal Agreement, Real Property Exchange Agreement, and the various exhibits and deeds.

Supporting Documents:

Proposed Interlocal Agreement, Real Property Exchange Agreement, Special Warranty Deeds by the City and the FISD. Survey Maps and Locator Maps.

Staff Recommendation:

Staff recommends approval of the agreements.